

Meeting Packet

Planning and Zoning Commission Special Called Meeting

09/21/2020



**VILLAGE OF VOLENTE, TEXAS
AGENDA**

**NOTICE OF A SPEICAL CALLED MEEING
PLANNING AND ZONING COMMISSION
MONDAY, SEPTEMBER 21, 2020, 5:30 PM
VIA VIDEOCONFERENCING AS DESCRIBED BELOW**

Notice is hereby given that the City Council of the Village of Volente, Texas, will hold a REMOTE Special Called Meeting on Monday, September 21st, 2020, at which time the following items will be discussed, to-wit:

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the City Council of the Village of Volente will conduct a videoconference meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Coronavirus (COVID19).

The public may participate in this meeting by dialing in to the following toll free number: **(346) 248-7799, Meeting ID 763 391 2006, Password: 7B6qDk**

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to city.secretary@volentetexas.gov by 12:00 Noon on September 21, 2020.

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing city.secretary@volentetexas.gov. Comments must be received by 12:00 Noon on September 21, 2020.

I. ITEMS OPENING THE MEETING

- A. Call to Order
- B. Call Roll and Establish Quorum
- C. Pledge of Allegiance

II. CITIZEN COMMUNICATIONS

III. PUBLIC HEARING AND ACTION

APPLICATIONS FOR VARIANCES

1. Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead

utility poles as needed at the location of 16308 Jackson Street (Village at Volente Phase 2, Lot 16, Block A, 1.29 acres).

- A. Applicant Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Motion

Made by: _____/_____

Motion:

Vote:

2. Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install an overhead utility pole as shared use as needed at the property lines of 8017 and 8023 Lakeview Street (Lake Travis Sub. No. 1, Lot C and Lot B, 1.07 acres/1.06 acres).

- A. Applicant Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Motion

Made by: _____/_____

Motion:

Vote:

3. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at 16313 Jackson Street (Lime Creek Estates, Lake Travis Sub. No. 2, Lot 3, 1.5939 acres).

- A. Applicant Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Motion

Made by: _____/_____

Motion:

Vote:

4. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.05.124 (Electric, Cable, Telephone, and

Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement at 16304 Jackson Street (Village of Volente Phase 2, Lot 17, Block A, 1.40 acres). Electrical primary pole for power to 16313 Jackson Street (Lime Creek Estates, Lake Travis Sub. No. 2, Lot 3, 1.5939 acres).

- A. Applicant Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Motion

Made by: _____/_____

Motion:

Vote:

5. Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a variance in accordance with Village of Volente Code of Ordinances Section 9.02.041 (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108, at 16313 Jackson Street. (Lime Creek Estates Lake Travis Sub. No. 2, Lot 3, 1.5939 acres).

- A. Applicant Presentation
- B. Open Public Hearing
- C. Close Public Hearing
- D. Discussion
- E. Motion

Made by: _____/_____

Motion:

Vote:

IV. ADJOURNMENT

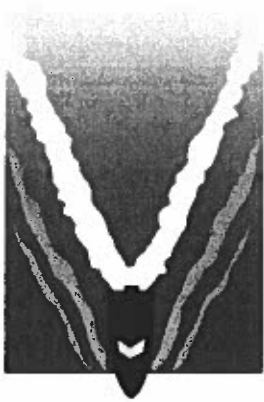
I, Debbie Gold, Interim City Secretary, hereby certify that a copy of the above agenda was posted at the Village office in the window and online, places convenient and readily accessible to the general public at all times, and said agenda was posted on or before 5:30 p.m. on the 17th day of September, 2020.

Debbie Gold, Interim City Secretary

A quorum of the City Council or Board of Adjustment may be in attendance at this meeting; however, no official action by the City Council or Board of Adjustment shall be taken. The Village of Volente is committed to compliance with the Americans with Disabilities Act (ADA). Reasonable accommodations and equal access to communications will be provided to those who provide notice to the City Secretary at (512) 250-2075 at least 48 hours in advance.

Application for Variance

☐ Zoning ☒ Development ☐ Building ☐ Other: _____



VILLAGE OF
VOLENTE

VOV USE
ONLY:

Date of Submittal:

BOA/P&Z:

Public Ntc Date:

Date of Mtg:

Approve / Deny:

Findings of Facts:

Property Address: 16308 Jackson Street
Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PH 2
Acreage: 1.2900 Is property within floodplain? NO

Property Owner(s): Jerry Barnes & Michael Bibeault
Phone: 512-585-9070 Email: jrbarne@austin.rr.com
Mailing Address: 7304 Halbert Dr. Austin, Tx 78750

Contractor: David Weekley Homes Contact Name: Chloe Butler
Phone: 512-821-8803 Email: cbutler@dwhomes.com
Mailing Address: 9000 Waterford Centre Blvd. Austin, Tx
78758

**Authorized Agent form must be completed if applicant is not owner*

Project for Which Variance Is Sought: New Overhead Power Pole
for Power to Property + Primary Pole to bring
Applicable Section/Subsection of Ordinance: Sec. 9.05.124 to Property

Justifications: Access to electricity from power lines.
Nearest Primary Pole is within neighbor's property lines.
See justification letter for details

Special Conditions: NO electrical easement along
property boundaries

Attachments: ☒ Photos ☒ Site Plan ☒ Conceptual Plan ☒ Letter

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review.

Chloe Butler
APPLICANT SIGNATURE

Chloe Butler
Printed Name

8/6/20
Date

STAFF:



VILLAGE
OF
VOLENTE

September 17, 2020

16308 Jackson Street
Village of Volente

Re: Variance Review

Dear Mayor Nace:

Now more than ever there is a need in the Village for more overhead utility poles per PEC's recommendations. In the past PEC would work with the homeowners to come up with solutions on how to reduce the number of poles but lately they are requesting more and more poles. It is PEC's responsibility to provide power to the home owners and we have rules that state no new overhead utilities. I don't know how to make a recommendation to the Village, this is up to P&Z and Council to make this decision.

This letter addresses several of the sites all requesting the same variance: 16308 & 16313 Jackson Street, 8017 & 8023 Lakeview Street.

16313 Jackson: The existing overhead power lines along Jackson Street are on the west side of the street and in order to cross the road PEC is requiring a pole across the street and on the property.

16308 Jackson: The existing overhead powerlines are on the same side of the property however PEC is requiring two poles, a pole in the PEC easement and another pole on site. This type of variance in the past was handled by one new pole and a weather head drop in the easement along the main pole which would reduce the number of poles in the Village. See the attached image.

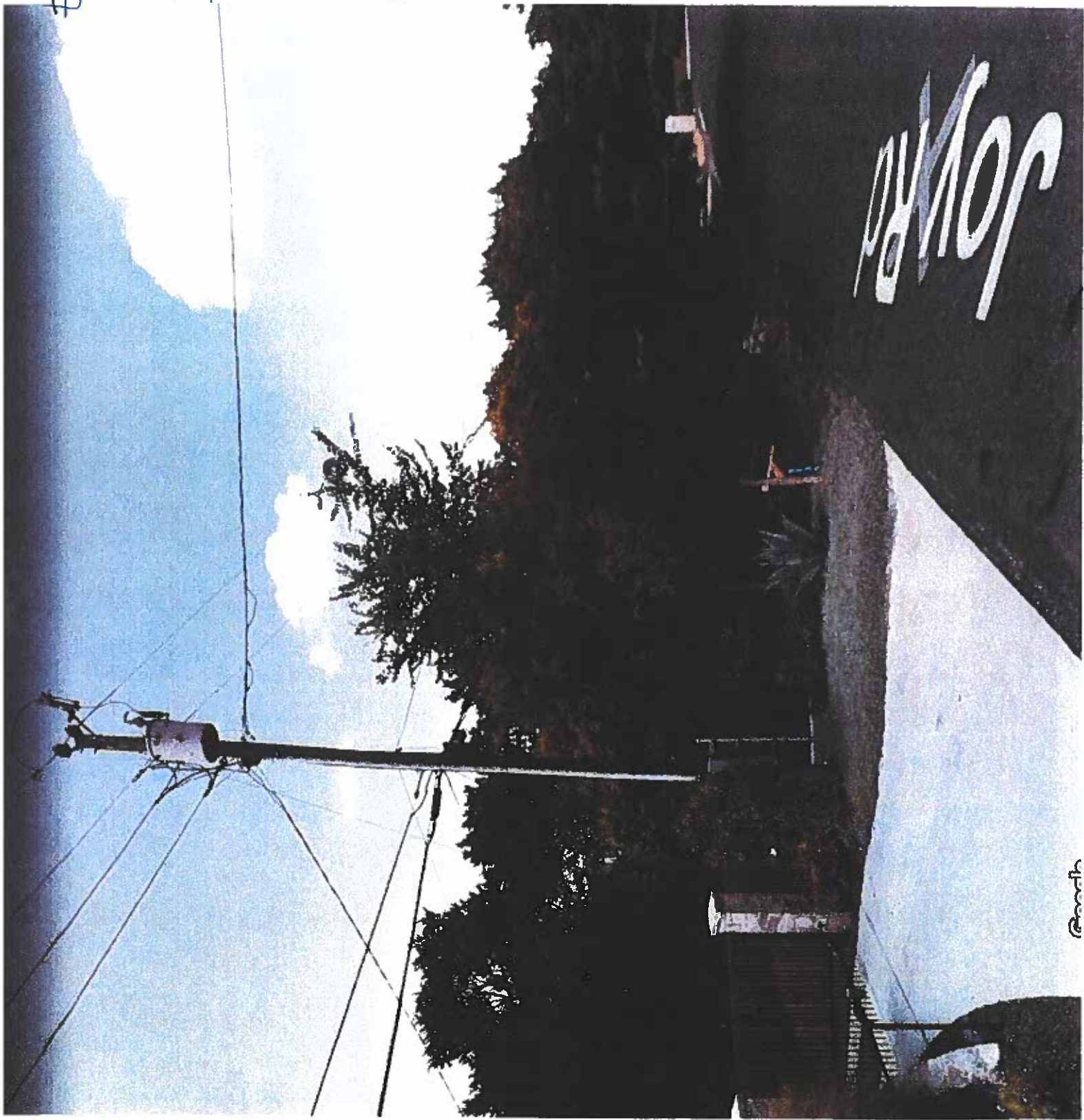
8017 & 8023 Lakeview: These two properties have the same issue as 16313 Jackson because the electrical is on the opposite side of the street. A new pole is required for the owners to have a drop at this location.

My opinion is that the Village needs to work closely with PEC to come up with power supply alternatives for overhead power and crossing the street or we are going to have more and more overhead in the community. If you have any questions or need any additional information please feel free to call or email me at 512.297.8651 or marc.dickey@gmail.com.

Thank you,

Marc Dickey

Example
of
How to
Tie into
a pole
& go
under
ground



© 2013

August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Variance Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes.

In order to access electricity in their new home, we require access to the power lines currently in place on Jackson Street. The proper procedure to safely ensure adequate power is for the service provider, Pedernales Electric Cooperative, to install a new primary power pole within the property boundary line. Further, we then require a new power pole within the property boundary to connect the primary pole to the underground service which will initiate power to the new home. To clarify, we are requesting two poles to establish proper service for the homeowner.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe Butler', with a long horizontal flourish extending to the right.

Chloe Butler

Starts Coordinator

David Weekley Homes



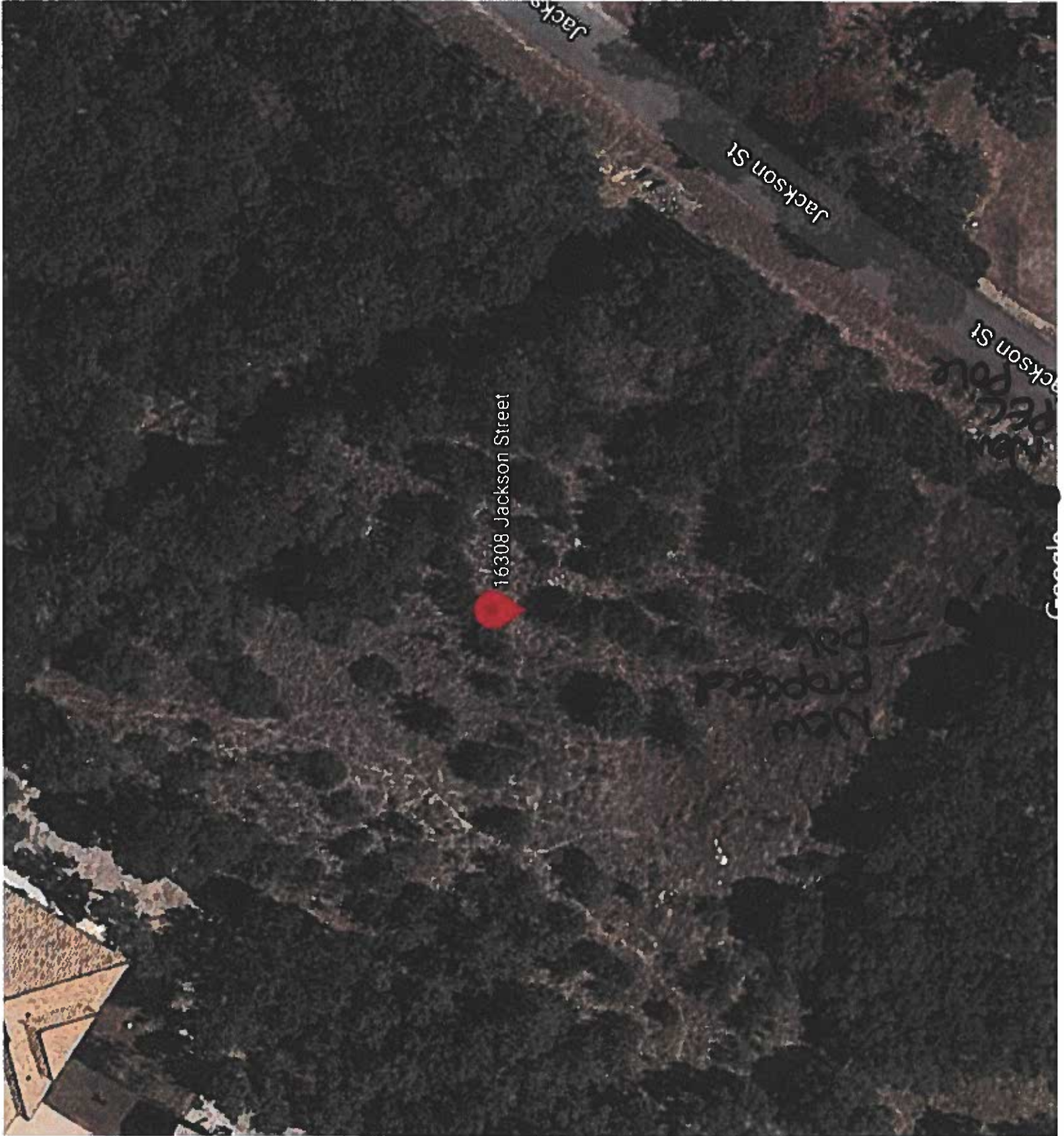
16308 Jackson Street

Canada

Jackson St

Jackson St

Jacks



62-790
531

2907770

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

1088630

05/08/20

~~*****~~ **\$3,300.00**

PAY *Three Thousand Three Hundred And 00/100 Dollars*

VOID IF NOT CASHED IN 60 DAYS

TO THE ORDER OF: VILLAGE OF VOLENTE
16100 WHARF COVE
VOLENTE TX 78641

Variance Deposit

AUTHORIZED SIGNATURE

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630

CHECK NO. - 2907778

2171905

VENDOR - VILLAGE OF VOLENTE

CHECK DATE - 05/06/20

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

ACCOUNT NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	05/05/20	20669999 1670	1,100.00		1,100.00
16313 JACKSON ST	05/05/20	20239999 1670	1,100.00		1,100.00
7312 REED DR	05/05/20	20669999 1670	1,100.00		1,100.00

THE FACE OF THIS CHECK IS PRINTED BLUE - THE BACK CONTAINS A SIMULATED WATERMARK

BANK OF AMERICA

66-798
591

2896877

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

1088630

02/28/20

*******\$5,250.00**

PAY Five Thousand Two Hundred And Fifty And 00/100 Dollars

VOID IF NOT CASHED IN 60 DAYS

**TO THE ORDER OF: VILLAGE OF VOLENTE
16100 WHARF COVE
VOLENTE TX 78641**

Building Permits

AUTHORIZED SIGNATURE

			3,300.00		3,300.00
					3,300.00

BANK OF AMERICA

68-798
531

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

2912777

1098630

06/10/20

*****\$3,300.00

VOID IF NOT CASHED IN 60 DAYS

PAY *Three Thousand Three Hundred And 00/100 Dollars*

TO THE ORDER OF: VILLAGE OF VOLENTE
16100 WHARF COVE
VOLENTE TX 78641



AUTHORIZED SIGNATURE

MP

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630

CHECK NO. - 2912777

2177306

VENDOR - VILLAGE OF VOLENTE CHECK DATE - 06/10/20

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

INVOICE NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	06/09/20	20660274 1208 16308 Jackson Street	1,100.00		1,100.00
16313 JACKSON ST	06/09/20	20239999 1670	1,100.00		1,100.00
7312 REED DR	06/09/20	20669999 1670	1,100.00		1,100.00
RECEIVED: 06/19/2020 SCANNED: 06/19/2020 ENTERED: _____ DEPOSITED: _____ PAID: _____ CHECK: _____					
			3,300.00		3,300.00
					3,300.00

BANK OF AMERICA

66-798
531

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

2896877

1098630

02/26/20

*****\$5,250.00

VOID IF NOT CASHED IN 60 DAYS

PAY Five Thousand Two Hundred And Fifty And 00/100 Dollars

TO THE ORDER OF: VILLAGE OF VOLENTE
16100 WHARF COVE
VOLENTE TX 78641



AUTHORIZED SIGNATURE

C
M

Building Permit Application Fee's for 116308 Jackson, 116313 Jackson and 7312 Reed Dr.

2160543

THE WEEKLEY GROUP OF COMPANIES
1111 NORTH POST OAK ROAD
HOUSTON, TEXAS 77055

VENDOR NO. - 1098630

CHECK NO. - 2896877

VENDOR - VILLAGE OF VOLENTE

CHECK DATE - 02/26/20

DETACH STATEMENT BEFORE DEPOSITING

Page 1 of 1

INVOICE NUMBER	DATE	DESCRIPTION	GROSS AMOUNT	DEDUCTIONS	AMOUNT PAID
16308 JACKSON ST	02/21/20	20669999 1670	1,750.00		1,750.00
16313 JACKSON ST	02/21/20	20239999 1670	1,750.00		1,750.00
7312 REED DR	02/21/20	20669999 1670	1,750.00		1,750.00
		Builders Deposit:			
		116308 Jackson \$	1,750.00		
		116313 Jackson \$	1,750.00		
		7312 Reed Dr \$	1,750.00		

RECEIPT

DATE

3/2/2020

No. 465092

RECEIVED FROM The Weekly Group of Companies \$5,250.00

Five thousand two hundred and fifty dollars DOLLARS

☐ FOR RENT

☒ FOR 116308 Jackson & 116313 Jackson Builders Permit

ACCOUNT

PAYMENT

BAL DUE

5,250.00

☐ CASH

☒ CHECK

☐ MONEY ORDER

☐ CREDIT CARD

FROM Chloe Butler TO Village of Volente

BY James Arriola

RECEIVED: 3/3/2020
SCANNED: 3/3/2020
ENTERED: _____
DEPOSITED: _____
PAID: _____
CHECK: 2896877

5,250.00

5,250.00

5,250.00

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Village of Volente Planning and Zoning Commission will hold a Special Called Meeting and Public Hearings on Monday, September 21, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at villageofvolente-tx.gov.

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email city.secretary@volentetexas.gov. The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email city.secretary@volentetexas.gov.

APPLICATION FOR VARIANCE:

Request by Mike and Debbie Gold and Bryan and Ligaya Thompson for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install an overhead utility pole as shared use as needed at the property lines at the location (8017 and 8023 Lakeview Street) Lake Travis Sub. No 1 Lot A/Lot B. 1.07 acres/1.06 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement location 16304 Jackson Street, Lot 17, Block A Village of Volente Phase 2, 1.40 acres property belonging to: Saye Kiaei Trust 4438 North 85th Street Scottsdale, AZ 85251-2827. Electrical primary pole for power to (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.02.041, (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108.(16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

TICE OF PUBLIC HEARING

Notice is hereby given that the Village of Volente City Council will hold a Special Called Meeting and Public Hearings on Tuesday, September 22, 2020 at 5:30 PM to consider the following:

The meetings will be conducted utilizing a videoconferencing tool. Planning and Zoning Commission, City Council members, staff and citizens will participate via audio only. Instructions and direct links to view the meetings or speak during citizens comment can be found at villageofvolente-tx.gov.

To participate in the citizens comment portion of the meeting all questions or comments must be submitted 3 hours prior to the beginning of the meetings utilizing the Village's email city.secretary@volentetexas.gov. The virtual login will start approximately 20 minutes prior to the meetings which will begin at 5:30 p.m. For information concerning these matters email city.secretary@volentetexas.gov.

APPLICATION FOR VARIANCE:

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APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 1 new primary pole as needed at the location in the easement location 16304 Jackson Street, Lot 17, Block A Village of Volente Phase 2, 1.40 acres property belonging to: Saye Kiaei Trust 4438 North 85th Street Scottsdale, AZ 85251-2827. Electrical primary pole for power to (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Michael and Eileen Ditto for a Variance in accordance with Village of Volente Code of Ordinances Section 9.02.041, (General Requirements and Limitations, Conformity to building setback requirements) Ordinance No. 2016-O-173, Sec 30.108, (16313 Jackson Street) Lime Creek Estates Lake Travis Sub. No 2 Lot 3. 1.5939 acres.

APPLICATION FOR VARIANCE:

Request by David Weekley Homes on behalf of Jerry Barnes and Michael Bibeault for a Variance in accordance with Village of Volente Code of Ordinances Section 9.05.124, (Electric, Cable, Telephone, and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install 2 new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16 Block A, Village at Volente Phase 2. 1.29 acres.

*Public Notice of a Variance Requests within
200 feet of Your Property*

Planning and Zoning Commission Meeting: September 21, 2020 at 5:30 p.m.

City Council Meeting: September 22, 2020 at 5:30 p.m.

Jerry Barnes and Michael Bibeault 16308 Jackson Street

VARIANCE FOR:

Notice is hereby given that public hearings will be held at the Village of Volente Planning and Zoning Commission meeting at 5:30 p.m. on Monday, September 21, 2020 and at the City Council meeting at 5:30 p.m. on Tuesday, September 22, 2020 at the Volente City Hall, 16100 Wharf Cove, Volente, TX 78641 on Zoom Meeting to consider:

A variance from the Village of Volente Code of Ordinances as follows: Sections 9.05.124 (Electrical, Cable, Telephone and Telecommunications Utilities) Ordinance No. 2004-O-36, Sec 33.351, to install two (2) new overhead utility poles as needed at the location (16308 Jackson Street) Lot 16, Block A, Village at Volente Phase 2, 1.29 acres.

REMOTE ACCESS ONLY:

In accordance with the order of the Office of the Governor issued March 16, 2020, the City Council of the Village of Volente will conduct a video conference meeting in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") to slow the spread of the Corona virus (COVID19).

Join Zoom Meeting

The public may participate in this meeting by dialing in to the following toll-free number:

(346) 248-7799, Meeting ID 763 391 2006, Password: 7B6qDk (passwords are case sensitive)

Members of the public who wish to submit their written comments in lieu of speaking shall submit their comments by emailing city.secretary@volentetexas.gov.

If you wish to speak during the meeting, please provide your name, phone number and the item number you wish to speak on to city.secretary@volentetexas.gov for Planning & Zoning by 12:00 Noon on Monday, September 21, 2020, for City Council by 12:00 Noon Tuesday, September 22, 2020.

7014 0150 0002 0987 3067

U.S. Postal ServiceTM
CERTIFIED MAILTM RECEIPT
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For delivery information visit our website at www.usps.com

Round Rock, TX 78665

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Andrew Wagner
 Street, Apt. No., or PO Box No. 3844 Laurel Ridge Dr.
 City, State, ZIP+4 Round Rock, TX 78665-1158

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3111

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For delivery information visit our website at www.usps.com

Leander, TX 78641

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Stephen & Judith Bellenger
 Street, Apt. No., or PO Box No. 16405 Jackson St
 City, State, ZIP+4 Volente, TX 78641

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3074

U.S. Postal ServiceTM
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For delivery information visit our website at www.usps.com

Austin, TX 78726

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Michael & Eileen Ditto
 Street, Apt. No., or PO Box No. 9009 N FM 620 Rd Apt 7602
 City, State, ZIP+4 Austin, TX 78726-4220

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3128

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For delivery information visit our website at www.usps.com

Leander, TX 78641

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Kenneth & James Lorenz
 Street, Apt. No., or PO Box No. 16416 Jackson St
 City, State, ZIP+4 Volente, TX 78641

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3104

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CERTIFIED MAILTM RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

Leander, TX 78641

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Jason Hansen
 Street, Apt. No., or PO Box No. 16300 Jackson St
 City, State, ZIP+4 Volente, TX 78641

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3098

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For delivery information visit our website at www.usps.com

Leander, TX 78641

Postage	\$3.55	0189
	\$2.85	38
Certified Fee	\$0.00	
Return Receipt Fee (Endorsement Required)	\$0.00	
Restricted Delivery Fee (Endorsement Required)	\$0.00	
	\$0.55	
Total Postage & Fees	\$6.95	

09/16/2020

Sent To Joseph & Julie Culin
 Street, Apt. No., or PO Box No. 16413 Sherman St
 City, State, ZIP+4 Volente, TX 78641

PS Form 3800, August 2006

See Reverse for Instructions

7014 0150 0002 0987 3081

U.S. Postal Service <small>TM</small>		
CERTIFIED MAIL <small>TM</small> RECEIPT		
(Domestic Mail Only; No Insurance Coverage Provided)		
For delivery information visit our website at www.usps.com		
Leander, TX 78641		
OFFICIAL USE		
Postage	\$3.55	0189
Certified Fee	\$2.85	38
Return Receipt Fee (Endorsement Required)	\$0.00	Postmark Here
Restricted Delivery Fee (Endorsement Required)	\$0.00	
Total Postage & Fees	\$6.95	09/16/2020
Sent To: Timothy moms		
Street, Apt. No., or PO Box No.: 16409 Sheerman		
City, State, ZIP+4: Volente, TX 78641		

PS Form 3800, August 2006 See Reverse for Instructions

APPLICATION FOR RESIDENTIAL BUILDING PERMIT

(CHECK ONE & INCLUDE NECESSARY SUPPORTING MATERIAL)



VILLAGE OF
VOLENTE

**VOV USE
ONLY:**

Date Submitted:

Amount Rec'd:

Receipt No.

Date Approved
by Engineer:

Address of Property: 16308 Jackson Street

Legal Description: LOT 16 BLK A VILLAGE AT VOLENTE PHS 2

Property Owner Name(s): Jerry Barnes & Michael Bibeault

Telephone: 512-585-9070 Email: jrbarne@austin.rr.com

Mailing Address: 7304 Halbert Dr. Austin, TX 78750

Contractor: David Weekley Homes Contact Name: Chloe Butler

Telephone: 512-821-8803 Email: cbutler@dwhomes.com

Mailing Address: 9000 Waterford Centre Blvd Austin, TX 78758

**Authorized Agent form must be completed if applicant is not owner*

Existing Use: Vacant Proposed Use: New Single Family Residence

Existing Zoning: SR Gross Acres: 1.2900 Project Valuation: ~\$399,000

Brief Description of Proposed Work: New Single Story, Single Family Residence
with 3 bedrooms, 3.5 bathrooms and a 3-car garage

The following items or information must be submitted along with this application:

■ **Description:** Written proposal for the project and/or site plan. Describe in as much detail as possible the current and proposed uses/activities. Attach separate sheets as necessary.

■ **Plans:** 1 printed copy of the building plans (if applicable) for the property and electronic submission of the plans to the Village of Volente via email.

■ **Deposit:** Made payable to the Village of Volente for the amount shown in the Fee Schedule.

■ **Tax Receipt, Closing Statement or Deed, Authorized Agent Form, & Variance Application as applicable.**

SUBMITTAL VERIFICATION/INSPECTION AUTHORIZATION

That I, as owner or duly authorized officer of the property hereinafter referenced, do hereby execute this document, acknowledge the above statements to be true and accurate to the best of knowledge, and understand that knowing and willful falsification of information will result in rejection of my application and may be subject to criminal prosecution. I agree to compliance with all applicable codes and ordinances of the Village. I authorize the Village or their representatives to visit and inspect the property for which this application is being submitted. I further understand that Village Staff review time may take up to ten (10) business days per review.

APPLICANT SIGNATURE

Chloe Butler

Printed Name

8/6/2020

Date

STAFF:

Authorized Agent Affidavit



VILLAGE OF
VOLENTE

I/We, Michael Bibeault, Jerry Barnes
owner(s) of 16308 Jackson St.
authorize Chloe Butler; David Weekley Homes
to represent and act on my behalf regarding the above named property for the
purpose of preparing and submitting applications or requests for inspections to the
Village of Volente for review and approval of the following:

Residential Building
(Type of Application, Permit or Inspection)

Signature

Michael Bibeault
Print Name

1/31/2020
Date

Signature

JERRY BARNES
Print Name

1/31/2020
Date

The State of Texas

County of Travis

BEFORE ME, the above signed authority, on this day personally appeared

Michael Bibeault and Jerry Barnes

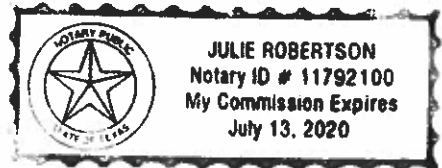
known to me to be the person whose name is subscribed to the foregoing
instrument and acknowledged to me that (s)he executed same for the purpose and
consideration therein expressed in the above affidavit.

Given under my hand and seal of office on this 31 day of 01,
2020.

Notary Public:

Julie Robertson

My Commission Expires: 01/13/2020



August 6, 2020

Village of Volente

ATTN: Permit Department

16100 Wharf Cove

Volente, Texas 78641

512-250-2075

RE: Building Permit Application

16308 Jackson Street Volente, Texas 78641

Village of Volente Permit Department:

Please accept the enclosed application and required documents for the above mentioned address. The lot is currently vacant. We will be constructing a single story, single family residence for individual property owners Michael Bibeault & Jerry Barnes. The home will be 2,776 HVAC sq. with an attached, side entry, 3 car garage (total foundation area 4458 sqft.). All specifics, including square footage information, etc. may be found on the enclosed plans.

The well for the property will be installed by Texan Water. A septic system will be installed and the Authorization to Construct and OSSF application will be submitted by Paul Swoyer Septics, LLC.

If you need any additional information regarding this project, please feel free to contact me at 512-821-8803.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chloe Butler', with a stylized flourish at the end.

Chloe Butler

Starts Coordinator

David Weekley Homes

Butler, Chloe

From: Jay Barnes <jrbarnes@austin.rr.com>
Sent: Thursday, February 13, 2020 1:57 PM
To: Butler, Chloe
Subject: Fwd: Government Payments - EZNETPAY

Hi Chloe, here is what I received yesterday from the Travis county tax office. Thanks!

- Jay

Begin forwarded message:

From: payment@eznetpay.net
Date: February 12, 2020 at 16:00:24 CST
To: jrbarnes@austin.rr.com
Subject: Government Payments - EZNETPAY

Travis County Tax Office (www.TravisCountyTax.org)

PAYMENT RECEIPT

Transaction Details

Payment To	Travis County Tax Office (www.TravisCountyTax.org)
Payment For	Property Taxes
Account Number	01725306020000
Name	Jerry R Barnes
Payment Date	02/12/2020
Payment Time	04:00:21 PM, CST
Payment Type	Electronic Check DIGITAL FEDERAL CREDIT UNION - xxxxx9436
Reference #	9200813223
Transaction ID:	20380779
Payment Amount	\$3366.60
Service Fee	\$1.00
Total Amount	\$3367.60

PLEASE NOTE:

The payment amount charged on your statement will be notated by the words: "GOVERNMENT PAYMENTS"

If you have any questions regarding this transaction, you may call Government Payments - EZNETPAY at 956-682-3466 during our business hours of 8:00 AM to 5:00 PM CST Monday through Friday.



SEARCH



RESULTS



CART



MENU

Property Tax Information

Ownership Information

Account#	Owner Name	Mailing Address	Legal Description
01725306020000	HAGERMAN SCOTT LEWIS &	DEBORAH FAY HAGERMAN 3424 SCENIC OVERLOOK TRL AUSTIN, TX 78734-4361	LOT 16 BLK A VILLAGE AT VOLENTE PHS 2

2019 Tax Year Detail

Taxing Unit	Assessed Value	Net Taxable Value	Base Due	Penalty /Interest	Attorney Fees /Other Fees	Total
TRAVIS COUNTY	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS CENTRAL HEALTH	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
VILLAGE OF VOLENTE	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
ACC (TRAVIS)	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
LEANDER ISD	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
TRAVIS COUNTY ESD #14	\$142,545.00	\$142,545.00	\$0.00	\$0.00	\$0.00	\$0.00
Total			\$0.00	\$0.00	\$0.00	\$0.00



FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana DeBeauvoir

Dana DeBeauvoir, County Clerk
Travis County, Texas

Oct 03, 2019 04:34 PM Fee: \$38.00

2019154548

Electronically Recorded

AFTER RECORDING MAIL TO:

Michael David Bibault
7304 Halbert Drive
Austin, TX 78750

Prepared By:

Robertson Anschutz Vettiers, LLC
1500 CityWest Boulevard, Ste. 700
Houston, TX 77042

GENERAL WARRANTY DEED

15-ITC

19 26059

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THAT Scott Lewis Hagerman and Deborah Fay Hagerman, hereinafter called "Grantor", for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Michael David Bibault and Jerry R. Barnes, II, hereinafter called "Grantee", whose mailing address is 7304 Halbert Drive, Austin, TX 78750, the receipt and sufficiency of which is hereby acknowledged, and the further consideration of the execution and delivery by said Grantee of one certain Promissory Note in the principal sum of One Hundred Seventeen Thousand Nine Hundred Dollars (\$117,900.00), of even date herewith, payable to the order of First Centennial Mortgage Corporation, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and Superior Title retained herein in favor of said Mortgagee, and also being secured by Deed of Trust of even date herewith from Grantee to Ruth W. Garner, Trustee, Grantor has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY, unto said Grantee, the following described Property located in Travis County, Texas, to-wit:

Lot 16, Block A, VILLAGE AT VOLENTE, PHASE TWO, according to the map or plat thereof, recorded in Volume 99, Page 277, Plat Records, Travis County, Texas

Together with Grantor's right, title and interest in all system memberships and/or ownership certificates in any non-municipal water and/or sewer systems serving said Property.



Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the Property hereinabove described, as evidenced by the above described Note, and thus said Vendor's Lien and Deed of Trust Lien against said Property securing the payment of said Note, are hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said Superior Title to said Property, subrogating said Mortgagee to all the rights and remedies of Grantor in the Property by virtue of said liens.

TO HAVE AND TO HOLD the above described Property, together with all and singular the rights and appurtenances thereunto in anywise belonging to said Grantee, Grantee's heirs and assigns, forever, AND Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT and FOREVER DEFEND all and singular the said Property unto said Grantee, Grantee's heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

NOTWITHSTANDING any provision in this general warranty deed to the contrary, Grantees acknowledges and agrees that Grantor has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (a) the value, nature, quality or condition of the Property; (b) the suitability of the Property for any and all activities and uses of purchaser; (c) the merchantability, profitability or fitness for a particular purpose of the Property; (d) the manner or quality of the construction or materials, if any, incorporated into the Property; and (e) the manner, quality, state of repair or lack of repair of the Property.

****THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK****



This conveyance is made subject to all and singular the restrictions, easements, exceptions, conditions and covenants, if any, applicable to and enforceable against the above-described Property as shown by the records of said County, as well as ad valorem taxes for current and subsequent years.

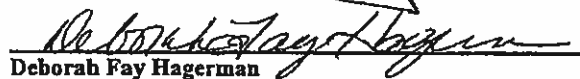
But it is expressly agreed that the Vendor's Lien and Superior Title is retained in favor of the Payee of said Note against the above-described Property and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this Deed shall become absolute.

When this Deed is executed by more than one person, or when the Grantee is more than one person, the instrument shall read as though pertinent verbs, nouns and pronouns were changed correspondingly, and when executed by or to a corporation, the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "successors and assigns".

Executed date: October 2, 2019



Scott Lewis Hagerman



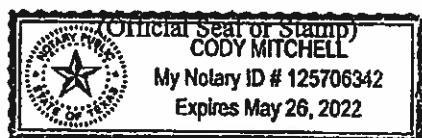
Deborah Fay Hagerman



State of TEXASCounty of TRAVISThis instrument was acknowledged before me on [Date] 10/2/2019
by Scott Lewis Hagerman and Deborah Ray Hagerman.

Notary Public: check the appropriate box - and only one box - as applicable to this notarial act:

- ☒ This notarial act is a traditional notarization. The person(s) acknowledging is/are physically appearing before me.
- ☐ This notarial act is an online notarization. The person(s) acknowledging is/are appearing before me by an interactive two-way audio and video communication that meets the online notarization requirements under Subchapter C, Chapter 406, TX Government Code, and rules adopted under that subchapter.



[Signature]
Notary Public (Signature of Notarial Officer)

(Printed Name of Notarial Officer)

My commission expires: _____





Village of Volente

16100 Wharf Cove
Volente, Texas 78641
Phone/Fax: (512) 250-2075
Email: city.admin@volentetexas.gov
Web: www.volentetexas.gov

PLAN REVIEW

16308 Jackson Street

Chloe Butler/ David Weekley Homes

7/8/2020

Address

Permit Applicant

Date Revised

Village at Volente

Subdivision

Section

2

Phase

A

Block

16

Lot

New Residence

Project

Zoning

R3

Group

V-B

Construction Type

REVIEW – CONDITIONALLY APPROVED

Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	6/27/2020		
Foundation	2/18/2020	PE	75494
Structural Framing	2/17/2020	PE	72092
Wind Brace Plan	2/17/2020	PE	72092
Building Design	6/27/2020		
Roof Plan	6/27/2020		
Electrical Plans	6/27/2020		
Energy Conservation	3/17/2020		

Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement.
	The builder is to ensure that the final drainage flows away from the structure per IRC. Inspector will site verify code compliance of drainage.
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. Inspector will site verify.
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and

CC: File, Village of Volente, Applicant

Page 1 of 2

	shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

House

1. Temporary Construction Power Inspection
2. Plumbing Rough-In / Foundation Layout Inspection
3. Water / Sewer Yard Lines Inspection
4. Under Slab Water Distribution Piping Inspection
5. **1
6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
7. Re-Frame and Insulation (Energy 1) Inspection
8. **2
9. Wallboard Inspection
10. Gas Test and/or Electrical Service Inspection
11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

**** Additional Inspections to be performed by others.**

- **1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
- **2. 2009 IECC Compliance Inspection (Duct Leakage Test) Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

http://www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showStateResults&s_code=TX

To schedule City inspections, contact the Village of Volente @ 512-250-2075.

Plans must be on-site when inspections are being performed.

Plan Review Limitations

This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning. ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

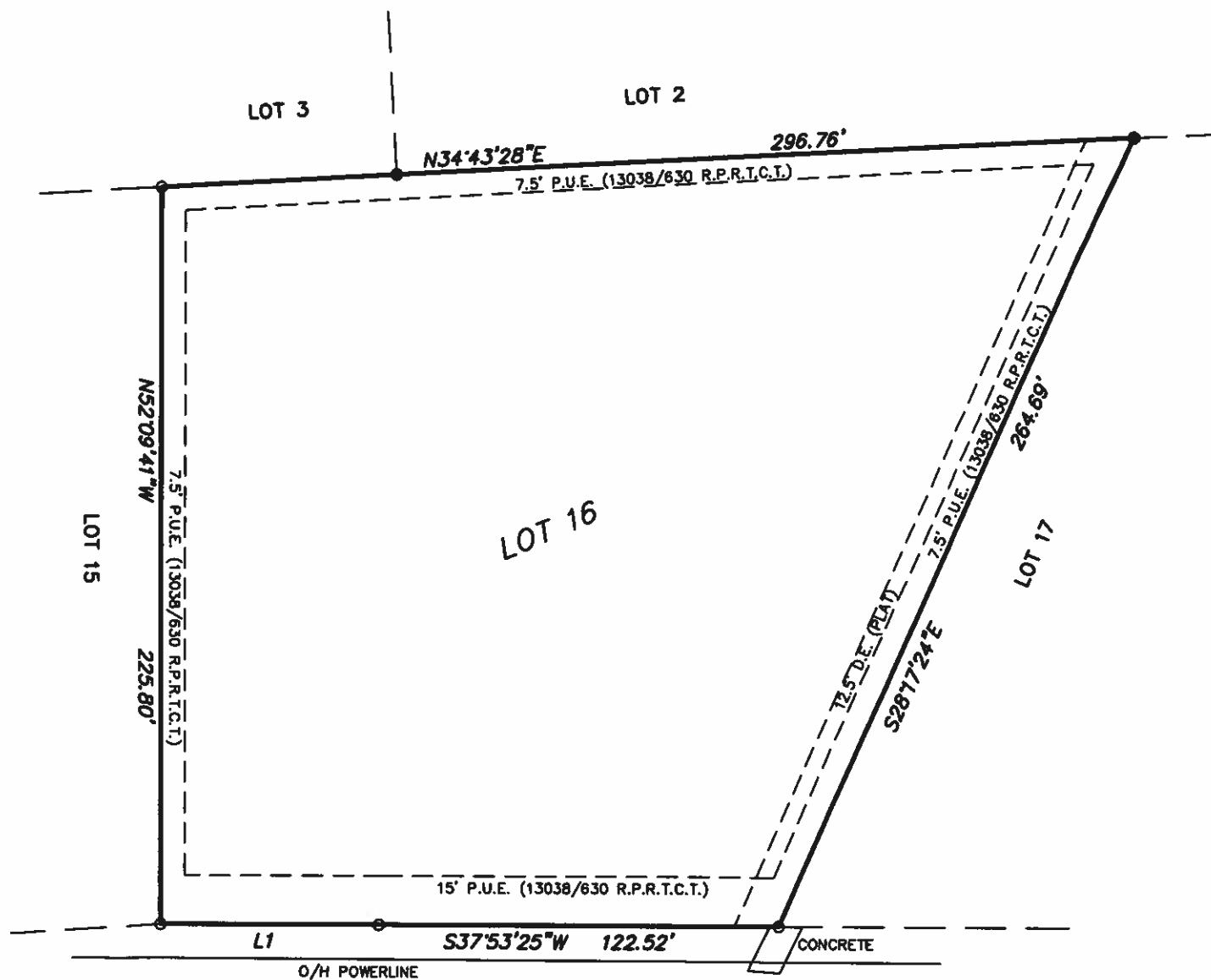
Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.



REC

70k

SCALE
1" = 50'



JACKSON STREET

RESTRICTIVE COVENANTS OF RECORD AS
ITEMIZED HEREIN: VOLUME 99, PAGE 277.
PLAT RECORDS; VOLUME 12801, PAGE 1048.
VOLUME 12930, PAGE 1, REAL PROPERTY
RECORDS, TRAVIS COUNTY, TEXAS.
(DOES AFFECT THIS TRACT)

**A PERPETUAL EASEMENT AND RIGHT TO FLOOD, INUNDATE AND OVERFLOW:
RECORDED VOLUME 609, PAGE 470, VOLUME 650, PAGE 173, DEED RECORDS, TRAVIS COUNTY, TEXAS.
(DOES NOT AFFECT THIS TRACT)**

EASEMENT RECORDED IN VOLUME 678, PAGE 633, DEED RECORDS, TRAVIS COUNTY, TEXAS. (BLANKET EASEMENT - DOES AFFECT THIS TRACT)

EASEMENT RECORDED VOLUME 822, PAGE
485 DEED RECORDS TRAVIS COUNTY TEXAS

LINE TABLE		
LINE	BEARING	LENGTH

LEGEND

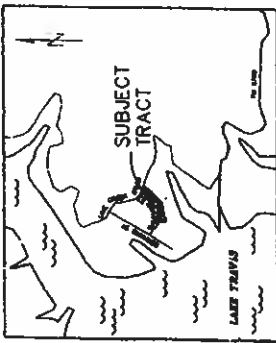
- = IRON ROD FOUND
○ = IRON ROD SET
PUE = PUBLIC UTILITY EASEMENT

Deputy

Butcher
over Cal card to my Authority to
Dr. S. to Lancaster Field Office Program
and End Commercial Services

W. D. Brown Cathy V. Scudder
Cathy Vesque-Tangila, Secretary

terra
firm
LAND SURVEYING
AND PLANNING, INC.



LOCATION MAP
(N.T.S.)

LEGEND

- 1/2" Iron Rod Found
- 1" Iron Pipe Found
- 1/2" Iron Rod Set w/ Cap
- Stamped "TERRA FIRMA"
- Building Line
- Brass cap in concrete
- Benchmark (see Note)

DATE: JANUARY 6, 1997	OWNER: STANLEY MOORE
LEGAL: 22.37 AC.	2003 SEE C&G ROAD SUITE 225
PROPOSED: 57 RESIDENTIAL	2003 SEE C&G ROAD SUITE 225
LAND USE: 10	2003 SEE C&G ROAD SUITE 225
TOTAL LOTS: 18	2003 SEE C&G ROAD SUITE 225
LOT AREA: 1.00 AC.	2003 SEE C&G ROAD SUITE 225
OWNER: THE VOLANTE GROUP OF TEXAS, LIMITED	2003 SEE C&G ROAD SUITE 225
7810 DAVY DRIVE	2003 SEE C&G ROAD SUITE 225
VOLANTE, TX 78041	2003 SEE C&G ROAD SUITE 225
R.O.R. 1.82 AC. HERETOFOR DEDICATED AS R.O.R.	2003 SEE C&G ROAD SUITE 225

LOT 18
Bk 4, Pgs 82-83

VILLAGE AT VOLANTE
PHASE ONE
RECORDED VOL. 98 PG. 395-396

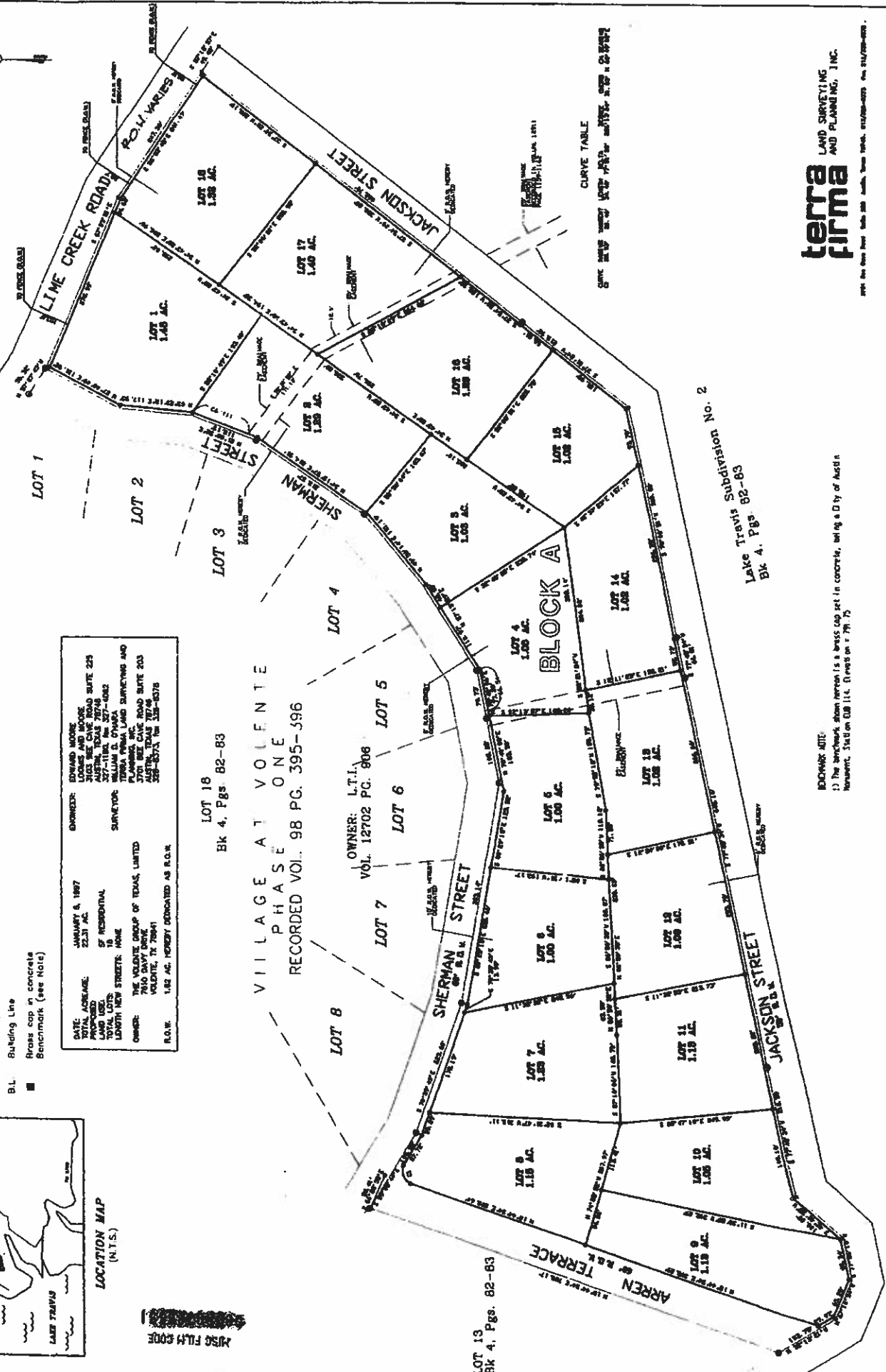
OWNER: L.T.I.
VOL. 12702 PG. 806

VILLAGE AT VOLANTE, PHASE TWO

PAGE 1 OF 2
March 24, 1997



GRAPHIC SCALE - FEET



REMARKS:
1) The benchmark shown herein is a brass cap set in concrete, being a City of Austin benchmark, Station 028 114, Street on + 79.75

terra firma
LAND SURVEYING
AND PLANNING, INC.

10000 Ave. 10000 State 10000 Austin, Texas 78701, 512/292-0000

Property

Account

Property ID:	441034	Legal Description:	LOT 16 BLK A VILLAGE AT VOLENTE PHS 2
Geographic ID:	0172530602	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	16308 JACKSON ST TX 78641	Mapsco:	
Neighborhood:	Volente	Map ID:	016757
Neighborhood CD:	T1000		

Owner

Name:	BIBEAULT MICHAEL D & JERRY R BARNES II	Owner ID:	1821308
Mailing Address:	7304 HALBERT DR AUSTIN, TX 78750-8340	% Ownership:	100.0000000000%
		Exemptions:	

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing jurisdiction

Owner: BIBEAULT MICHAEL D & JERRY R BARNES II
% Ownership: 100.0000000000%

Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
03	TRAVIS COUNTY	N/A	N/A	N/A	N/A
0A	TRAVIS CENTRAL APP DIST	N/A	N/A	N/A	N/A
1G	TRAVIS CO BCCP	N/A	N/A	N/A	N/A
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	N/A	N/A	N/A	N/A
5G	VILLAGE OF VOLENTE	N/A	N/A	N/A	N/A
68	AUSTIN COMM COLL DIST	N/A	N/A	N/A	N/A
69	LEANDER ISO	N/A	N/A	N/A	N/A
71	TRAVIS CO ESD NO 14	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / B

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LAND	Land	1.2900	56192.40	0.00	0.00	N/A	N/A

Roll Value His

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$142,545	0	142,545	\$0	\$142,545
2018	\$0	\$117,000	0	117,000	\$0	\$117,000
2017	\$0	\$93,000	0	93,000	\$0	\$93,000
2016	\$0	\$93,000	0	93,000	\$0	\$93,000
2015	\$0	\$93,000	0	93,000	\$0	\$93,000

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/2/2019	WD	WARRANTY DEED	HAGERMAN SCOTT LEWIS &	BIBEAULT MICHAEL D & JERRY R BARNES II			2019154548
2	9/18/2018	WD	WARRANTY DEED	TRAN TRUC TRUNG & THUAN	HAGERMAN SCOTT LEWIS &			2018148511
3	11/11/1999	WD	WARRANTY DEED	SHIP & SHERI DEVELOPMENT INC	TRAN TRUC TRUNG & THUAN	00000	00000	1999141851TR

Questions Please Call (512) 834-9317



Village of Volente

16100 Wharf Cove
Volente, Texas 78641
Phone/Fax: (512) 250-2075
Email: city.admin@volentetexas.gov
Web: www.volentetexas.gov

PLAN REVIEW

16308 Jackson Street

Address:

Chloe Butler/ David Weekley Homes

Permit Applicant:

7/8/2020

Date Revised:

Village at Volente

Subdivision:

Section:

2

Phase:

A

Block:

16

Lot:

New Residence

Project:

Zoning:

R3

Group:

V-B

Construction Type:

REVIEW – CONDITIONALLY APPROVED

Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	6/27/2020		
Foundation	2/18/2020	PE	75494
Structural Framing	2/17/2020	PE	72092
Wind Brace Plan	2/17/2020	PE	72092
Building Design	6/27/2020		
Roof Plan	6/27/2020		
Electrical Plans	6/27/2020		
Energy Conservation	3/17/2020		

Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement.
	The builder is to ensure that the final drainage flows away from the structure per IRC. Inspector will site verify code compliance of drainage.
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. Inspector will site verify.
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
IBC 1609.1.3	Anchorage against overturning, uplift and sliding. Structural members and systems and components and cladding in a building or structure shall be anchored to resist wind-induced overturning, uplift and sliding and to provide continuous load paths for these forces to the foundation. Tie-downs shall be utilized to secure structure. Inspector shall site verify. Inspector may require verification of code compliance with a letter from a structural engineer.
IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and

	shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

House

1. Temporary Construction Power Inspection
2. Plumbing Rough-In / Foundation Layout Inspection
3. Water / Sewer Yard Lines Inspection
4. Under Slab Water Distribution Piping Inspection
5. **1
6. Frame, Mechanical, Electrical, Plumbing Rough-In Inspection
7. Re-Frame and Insulation (Energy 1) Inspection
8. **2
9. Wallboard Inspection
10. Gas Test and/or Electrical Service Inspection
11. Final Inspection (Building, Mechanical, Electrical, Plumbing and Energy 2)

**** Additional Inspections to be performed by others.**

- **1. Foundation Pre-Pour Inspection By Design Engineer. Certification letter from design engineer to be delivered to the Village of Volente prior to issuance of CO.
- **2. 2009 IECC Compliance Inspection (Duct Leakage Test). Passing report from third-party HERS rater to be delivered to Village of Volente prior to issuance of CO. Following link identifies qualified HERS rater companies:

http://www.energystar.gov/index.cfm?fuseaction=new_homes_partners.showStateResults&s_code=TX

To schedule City inspections, contact the Village of Volente @ 512-250-2075.

Plans must be on-site when inspections are being performed.

Plan Review Limitations

This plan review describes observations made by ATS in consideration of the referenced codes and does not include recommendations for remedial actions. No independent design or engineering analyses of the architectural, fire protection, structural, mechanical, electrical, plumbing or energy systems has been performed to verify the suitability or performance of the proposed systems, features and components. This review does not include Dark Sky, Fire, Health, Irrigation, Landscape, Parking, Signage, Technology or Zoning.

ATS makes no warranties or guarantees, either expressed or implied, that all items of a deficient nature and/or improper construction techniques, etc. have been discovered and commented upon in this plan review. This plan review has been prepared to identify the current code deficiencies observed and should not be considered an exhaustive description of every item that may require correction and/or clarification.

Review and acceptance of these plans for construction does not alleviate the responsibility of the design professional(s) and contractor(s) to comply with the code in its entirety. Field verification must also be completed to ensure compliance with jurisdiction-adopted code(s), ordinances and requirements of other authorities having jurisdiction. ATS has been engaged as a "Building Official" with regard to providing plan review services and inspections and has proceeded as such with the express understanding that the provisions of IBC Section 104 govern its limitations of liability.



Village of Volente

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Volente, Texas 78641
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Email: city.admin@volentetexas.gov
Web: www.volentetexas.gov

PLAN REVIEW

16308 Jackson Street

Chloe Butler/ David Weekley Homes

6/8/2020

Address:

Permit Applicant:

Date:

Village at Volente

Subdivision:

Section:

2

Phase:

A

Block:

16

Lot:

New Residence

Project:

Zoning:

R3

Group:

V-B

Construction Type:

REVIEW – CONDITIONALLY APPROVED

Documentation Submitted

Document	Document Date	A/E/S Seal	Registration #
Site Plan	3/10/2020		
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Building Design	3/10/2020		
Roof Plan	3/10/2020		
Electrical Plans	3/10/2020		
Energy Conservation	3/17/2020		

Comments

	A site plan was submitted. It is the responsibility of the builder to ensure that building setbacks and easements are observed. A form check survey by a licensed professional surveyor may be required prior to concrete placement. No additional information is required prior to permit.
	The builder is to ensure that the final drainage flows away from the structure per IRC. Inspector will site verify code compliance of drainage.
	The builder is to ensure compliance with all Village of Volente adopted Ordinances.
IRC Chpt. 11 IECC 2009	Please assure values assumed in ResCheck calculations are incorporated into home construction. Please be advised proposed U values and shading coefficients for windows will be site-verified.
NEC 406.12	In all areas specified in 210.52, all non-locking 125-volt, 15- and 20-ampere receptacles shall be listed tamper-resistant. Exceptions: 1. Receptacles located more than 5 ½ ft above the floor. 2. Receptacles that are part of a luminaire or appliance. 3. Single receptacles or duplex receptacles for two appliances located within dedicated space for each appliance (qualifying appliance is not easily moved from one place to another and that is cord-and-plug connected in accordance with 400.7(A)(6), (A)(7), or (A)(8). 4. Nongrounding receptacles used for replacements as permitted in 406.4(D)(2)(a). Inspector will site-verify.
IRC R308.4	Tempered glass is required within 2' of any swinging opening, by bathing areas, and along walking paths where the glass will be within 2' of the finished floor. Additional tempered glass appears to be necessary. Additionally, tempered glass is required for glazing in an individual fixed or operable panel that meets the following conditions: <ul style="list-style-type: none">The exposed area of the individual pane is larger than 9 square feetThe bottom edge of the glazing is less than 18 inches above the floor

	<ul style="list-style-type: none"> The top edge of the glazing is more than 36 inches above the floor One or more walking surfaces are within 36 inches, measured horizontally and in a straight line, of the glazing. Inspector will site verify.
IRC R308.4, #7	Glazing where the bottom exposed edge of the glazing is less than 36 inches above the plane of the adjacent walking surface of stairways, landings between flights of stairs and ramps shall be considered to be a hazardous location. Inspector will site verify.
IRC R703.8	Approved corrosion-resistive flashing shall be provided in the exterior wall envelope in such a manner as to prevent entry of water into the wall cavity or penetration of water to the building structural framing components.
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IRC R806	Attic ventilation is required. The minimum ratio is 1:300 where "ridge" ventilation is used, and 1:150 where only soffit ventilation is used.
IRC R807.1	The rough framed opening of the attic access shall not be less than 22 x 30 inches and shall be located in a hallway or other readily accessible location. Inspector will site verify.
IRC P2801.5	Metal pan required where water damage from water heater can occur. Inspector will site verify.

INSPECTIONS REQUIRED

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PLAN REVIEW

16308 Jackson Street

Address:

Village at Volente

Subdivision:

New Residence

Project:

Chloe Butler/ David Weekley Homes

Permit Applicant:

2

Section:

Phase:

A

Block:

16

Lot:

R3

Zoning:

Group:

V-B

Construction Type:

3/10/2020

Date:

REVIEW COMMENTS

This application is denied at this time. The Applicant must address the noted deficiencies and resubmit.

REScheck Report:

1. Please provide a REScheck for the addition only, indicating that the materials used to build the addition comply with 2009 International Energy Conservation Code. Applicant can use the free web-based program found at: <http://www.energycodes.gov/rescheck>.

Foundation:

1. Please provide a Foundation Plan for construction of the Proposed Residence designed by a Licensed Professional Engineer.

Wind Brace Plan:

1. Please provide either a Braced Wall Plan prepared by a Design Professional or a Prescriptive Plan in compliance with 2009 IRC R602.10.1. Per IRC R106.1.1, Where required by the Building Official, Braced Wall Lines shall be identified on the Construction Documents. Pertinent information including, but not limited to, bracing methods, location and length of braced wall panels and foundation requirements of braced wall panels at top and bottom shall be provided.

Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, concerns, or if you require additional information about this report, please do not hesitate to contact me.

Richard Emerson, CBO

Plan Reviewer

ATS Engineers, Inspectors & Surveyors

P. (512) 328-6995

C. (817) 807-5618

F. (512) 328-6996

richard_emerson@ats-engineers.com



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16308 Jackson Street

Address:

Village at Volente

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New Residence

Project:

Chloe Butler/ David Weekley Homes

Permit Applicant:

3/10/2020

Date:

Section:	2	Phase:	A	Block:	16
Zoning:	R3	Group:	V-B	Construction Type:	

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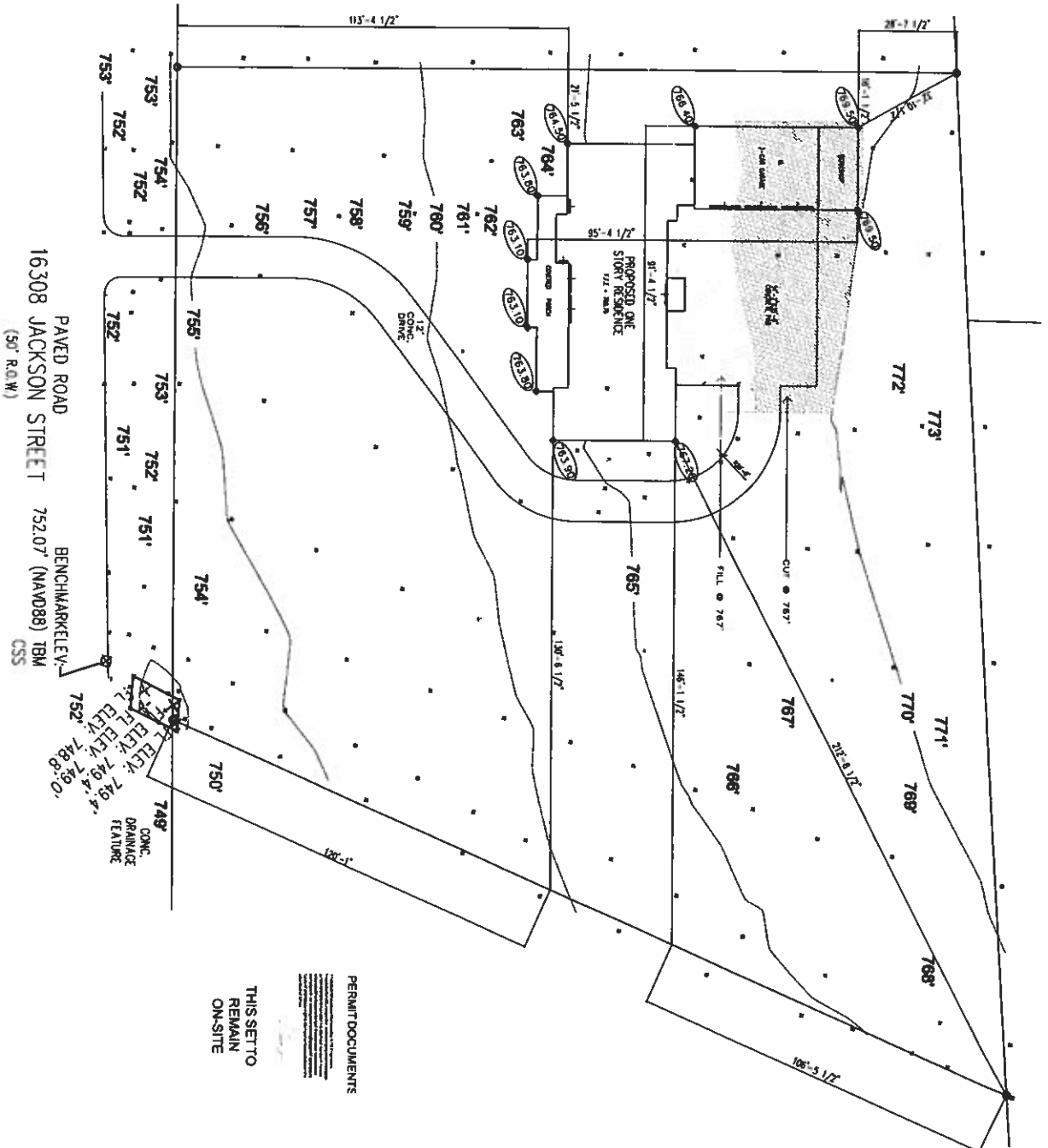
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SCALE: 1" = 30'

NOT ORIGINAL DATA PLAN
THIS PLAN HAS BEEN
REVISED BY 3RD PARTY

LIVING SQUARE FOOTAGE			
1ST FLOOR	2776	SQ FT	
TOTAL LIVING	2776	SQ FT	
LOT	56499	SQ FT	
TOTAL SLAB SQUARE FOOTAGE			
HOUSE	2776	SQ FT	
3 CAR GARAGE	1117	SQ FT	
FRONT PORCH	52	SQ FT	
COVERED PORCH	513	SQ FT	
TOTAL SLAB	4458	SQ FT	
SLAB COVERAGE	7.89%		
TOTAL IMPERVIOUS COVERAGE SQUARE FOOTAGE			
DRIVEWAY	2413	SQ FT	
SIDEWALK	29	SQ FT	
A/C	16	SQ FT	
COURTYARD	1734	SQ FT	
TOTAL IMPERVIOUS	8650	SQ FT	
TOTAL COVERAGE	15.31%		
FINISHED HEIGHT	17'-5 1/2"		



PERMIT DOCUMENTS
THIS SET TO
REMAIN
ON SITE

NORTH
C142-A
PLT-1
DAVID WEEKLEY HOMES
NO DATE

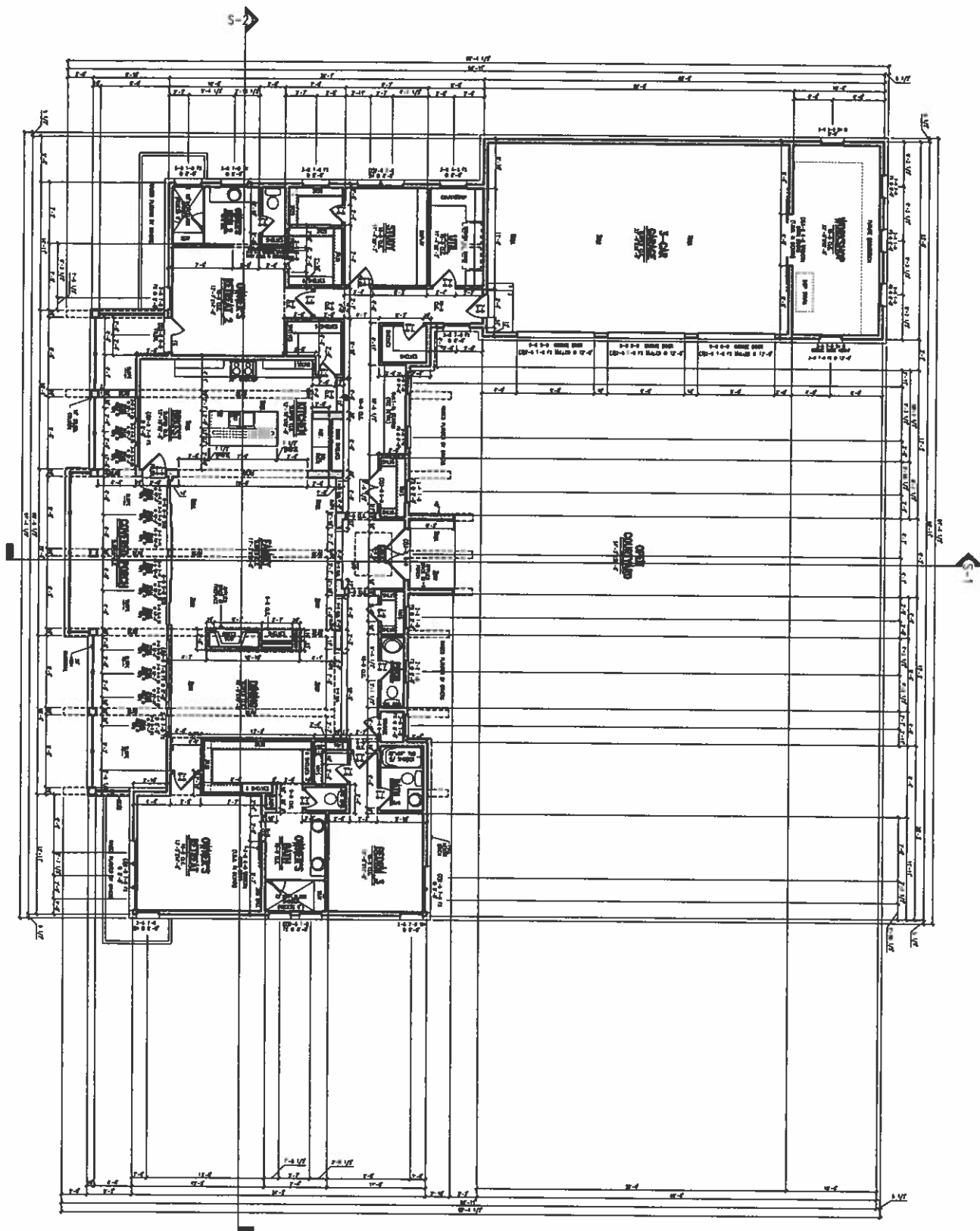
VILLAGE AT VOLENTE PHS 2
16308 JACKSON ST.
VOLENTE, TX

Proj. No.: 2066
Job No.: 0274
Lot: 16
Bk: A
Sect:

David Weekley Homes

Date: Scale: 1" = 30'-0"
Rev:

© Peckley Home LP, 2016
The measurements, dimensions, and other specifications shown on this document, are guidelines for construction use only. The actual specifications of the finished structure may vary. This document may not be relied on as a representation of what the completed structure will look like.



THIS SETTO
REMAIN
ON-SITE

PERMIT DOCUMENTS

NOTE: ALL 1ST FLR. CEILING HEIGHTS
10'-0" UNLESS NOTED OTHERWISE

ADVANCED FRAMING: 220 EXTERIOR PERIMETER
WALL UNLESS NOTED OTHERWISE

NOT ORIGINAL DWH PLAN
THIS PLAN HAS BEEN
REVISED BY 3RD PARTY

NORTH
C142-A
PLN-1
VOLUME 1

VILLAGE AT VOLENTE PHS 2
16308 JACKSON ST.
VOLENTE, TX

Proj. No.: 2086
Job No.: 0274
Lot: 16
Bk: A
Sect:

David Weekley Homes

Date: Scale: 3/32" = 1'-0"
Rev:

The measurements, dimensions, and other
specifications, shown on this document,
are guidelines for construction use only.
The actual specifications of the finished
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what the completed structure will look like.



REScheck Software Version 4.6.5 Compliance Certificate

Project C-142

Energy Code: **2015 IECC**
Location: **Austin, Texas**
Construction Type: **Single-family**
Project Type: **New Construction**
Conditioned Floor Area: **2,776 ft²**
Glazing Area: **14%**
Climate Zone: **2 (1688 HDD)**
Permit Date:
Permit Number:

Construction Site:
16308 Jackson Street
Volente, TX

Owner/Agent:

Designer/Contractor:
David Weekley

Compliance: Passes using UA trade-off

Compliance: **11.1% Better Than Code** Maximum UA: **701** Your UA: **623** Maximum SHGC: **0.25** Your SHGC: **0.23**

The % Better or Worse Than Code Index reflects how close to compliance the house is based on code trade-off rules.
It DOES NOT provide an estimate of energy use or cost relative to a minimum-code home.

Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	U-Factor	UA
Ceiling 1: Flat Ceiling or Scissor Truss	2,776	38.0	0.0	0.030	83
Wall 1: Wood Frame, 16" o.c.	2,540	19.0	0.0	0.060	129
Window 1: Vinyl Frame:Double Pane with Low-E SHGC: 0.23	342			0.340	116
Door 1: Solid	28			0.240	7
Door 2: Glass SHGC: 0.22	22			0.340	7
Floor 1: Slab-On-Grade:Unheated Insulation depth: 0.0'	270		0.0	1.042	281

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2015 IECC requirements in REScheck Version 4.6.5 and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Annie Pogue - Energy Team

Name - Title

Annie Pogue

Signature

3/17/2020

Date






REScheck Software Version 4.6.5

Inspection Checklist

Energy Code: 2015 IECC





Requirements: 0.0% were addressed directly in the REScheck software

Text in the "Comments/Assumptions" column is provided by the user in the REScheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Pre-Inspection/Plan Review	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
103.1, 103.2 [PR1] ¹ 	Construction drawings and documentation demonstrate energy code compliance for the building envelope. Thermal envelope represented on construction documents.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
103.1, 103.2, 403.7 [PR3] ¹ 	Construction drawings and documentation demonstrate energy code compliance for lighting and mechanical systems. Systems serving multiple dwelling units must demonstrate compliance with the IECC Commercial Provisions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
302.1, 403.7 [PR2] ² 	Heating and cooling equipment is sized per ACCA Manual S based on loads calculated per ACCA Manual J or other methods approved by the code official.	Heating: Btu/hr _____ Cooling: Btu/hr _____	Heating: Btu/hr _____ Cooling: Btu/hr _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	











Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Foundation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.2 [FO1] ¹ 	Slab edge insulation R-value.	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	R-_____ <input type="checkbox"/> Unheated <input type="checkbox"/> Heated	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.2 [FO3] ¹ 	Slab edge insulation depth/length.	____ ft	____ ft	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2.1 [FO11] ² 	A protective covering is installed to protect exposed exterior insulation and extends a minimum of 6 in. below grade.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.9 [FO12] ² 	Snow- and ice-melting system controls installed.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
---	----------------------	---	------------------------	---	---------------------



Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.3.4 [FR1] ¹ 	Door U-factor.	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.1, 402.3.3, 402.5 [FR2] ¹ 	Glazing U-factor (area-weighted average).	U- _____	U- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
402.1.1, 402.3.2, 402.3.3, 402.5 [FR3] ¹ 	Glazing SHGC value (area-weighted average).	SHGC: _____	SHGC: _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.3 [FR4] ¹ 	U-factors of fenestration products are determined in accordance with the NFRC test procedure or taken from the default table.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.1 [FR23] ¹ 	Air barrier and thermal barrier installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.3 [FR20] ¹ 	Fenestration that is not site built is listed and labeled as meeting AAMA /WDMA/CSA 101/I.S.2/A440 or has infiltration rates per NFRC 400 that do not exceed code limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.5 [FR16] ²	IC-rated recessed lighting fixtures sealed at housing/interior finish and labeled to indicate ≤2.0 cfm leakage at 75 Pa.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.1 [FR12] ¹ 	Supply and return ducts in attics insulated ≥ R-8 where duct is ≥ 3 inches in diameter and ≥ R-6 where < 3 inches. Supply and return ducts in other portions of the building insulated ≥ R-6 for diameter ≥ 3 inches and R-4.2 for < 3 inches in diameter.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.5 [FR15] ³ 	Building cavities are not used as ducts or plenums.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4 [FR17] ² 	HVAC piping conveying fluids above 105 °F or chilled fluids below 55 °F are insulated to ≥R-3.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.4.1 [FR24] ¹ 	Protection of insulation on HVAC piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Framing / Rough-In Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.5.3 [FR18] ² 	Hot water pipes are insulated to $\geq R-3$.	R- _____	R- _____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.6 [FR19] ²	Automatic or gravity dampers are installed on all outdoor air intakes and exhausts.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
303.1 [IN13] ² 	All installed insulation is labeled or the installed R-values provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.1.1, 402.2.5, 402.2.6 [IN3] ¹ 	Wall insulation R-value. If this is a mass wall with at least ½ of the wall insulation on the wall exterior, the exterior insulation requirement applies (FR10).	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Mass <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.2 [IN4] ¹	Wall insulation is installed per manufacturer's instructions.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
402.1.1, 402.2.1, 402.2.2, 402.2.6 [FI1] ¹	Ceiling insulation R-value.	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	R-____ <input type="checkbox"/> Wood <input type="checkbox"/> Steel	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
303.1.1.1, 303.2 [FI2] ¹	Ceiling insulation installed per manufacturer's instructions. Blown insulation marked every 300 ft ² .			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.3 [FI22] ²	Vented attics with air permeable insulation include baffle adjacent to soffit and eave vents that extends over insulation.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.2.4 [FI3] ¹	Attic access hatch and door insulation ≥ R-value of the adjacent assembly.	R-____	R-____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
402.4.1.2 [FI17] ¹	Blower door test @ 50 Pa. ≤ 5 ach in Climate Zones 1-2, and ≤ 3 ach in Climate Zones 3-8.	ACH 50 = ____	ACH 50 = ____	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.4 [FI4] ¹	Duct tightness test result of ≤ 4 cfm/100 ft ² across the system or ≤ 3 cfm/100 ft ² without air handler @ 25 Pa. For rough-in tests, verification may need to occur during Framing Inspection.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.3 [FI27] ¹	Ducts are pressure tested to determine air leakage with either: Rough-in test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the system including the manufacturer's air handler enclosure if installed at time of test. Postconstruction test: Total leakage measured with a pressure differential of 0.1 inch w.g. across the entire system including the manufacturer's air handler enclosure.	____ cfm/100 ft ²	____ cfm/100 ft ²	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.3.2.1 [FI24] ¹	Air handler leakage designated by manufacturer at ≤ 2% of design air flow.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.1 [FI9] ²	Programmable thermostats installed for control of primary heating and cooling systems and initially set by manufacturer to code specifications.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.1.2 [FI10] ²	Heat pump thermostat installed on heat pumps.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1 [FI11] ²	Circulating service hot water systems have automatic or accessible manual controls.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
403.6.1 [FI25] ²	All mechanical ventilation system fans not part of tested and listed HVAC equipment meet efficacy and air flow limits.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.2 [FI26] ²	Hot water boilers supplying heat through one- or two-pipe heating systems have outdoor setback control to lower boiler water temperature based on outdoor temperature.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.1 [FI28] ²	Heated water circulation systems have a circulation pump. The system return pipe is a dedicated return pipe or a cold water supply pipe. Gravity and thermos-syphon circulation systems are not present. Controls for circulating hot water system pumps start the pump with signal for hot water demand within the occupancy. Controls automatically turn off the pump when water is in circulation loop is at set-point temperature and no demand for hot water exists.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.1.2 [FI29] ²	Electric heat trace systems comply with IEEE 515.1 or UL 515. Controls automatically adjust the energy input to the heat tracing to maintain the desired water temperature in the piping.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.2 [FI30] ²	Water distribution systems that have recirculation pumps that pump water from a heated water supply pipe back to the heated water source through a cold water supply pipe have a demand recirculation water system. Pumps have controls that manage operation of the pump and limit the temperature of the water entering the cold water piping to 104°F.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
403.5.4 [FI31] ²	Drain water heat recovery units tested in accordance with CSA B55.1. Potable water-side pressure loss of drain water heat recovery units < 3 psi for individual units connected to one or two showers. Potable water-side pressure loss of drain water heat recovery units < 2 psi for individual units connected to three or more showers.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1 [FI6] ¹	75% of lamps in permanent fixtures or 75% of permanent fixtures have high efficacy lamps. Does not apply to low-voltage lighting.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
404.1.1 [FI23] ³	Fuel gas lighting systems have no continuous pilot light.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection Provisions	Plans Verified Value	Field Verified Value	Complies?	Comments/Assumptions
401.3 [FI7] ²	Compliance certificate posted.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
303.3 [FI18] ³	Manufacturer manuals for mechanical and water heating systems have been provided.			<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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2015 IECC Energy Efficiency Certificate

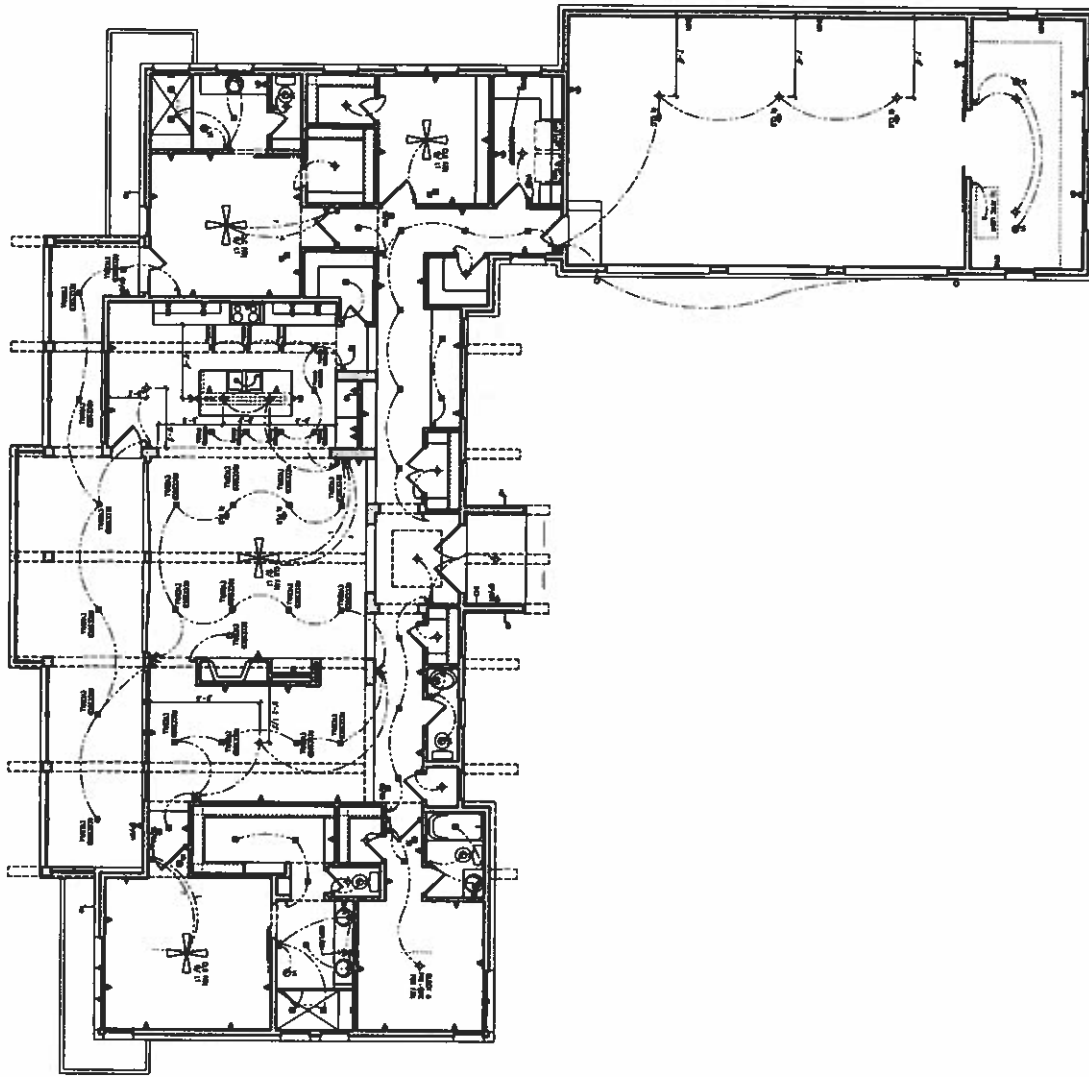
Insulation Rating	R-Value
Above-Grade Wall	19.00
Below-Grade Wall	0.00
Floor	0.00
Ceiling / Roof	38.00
Ductwork (unconditioned spaces):	_____

Glass & Door Rating	U-Factor	SHGC
Window	0.34	0.23
Door	0.24	0.22

Heating & Cooling Equipment	Efficiency
Heating System: _____	_____
Cooling System: _____	_____
Water Heater: _____	_____

Name: _____ Date: _____

Comments



UTILITY LEGEND	
1" x 12" Joist	1" x 12" Joist
2" x 10" Joist	2" x 10" Joist
4" x 10" Joist	4" x 10" Joist
6" x 10" Joist	6" x 10" Joist
8" x 10" Joist	8" x 10" Joist
10" x 10" Joist	10" x 10" Joist
12" x 10" Joist	12" x 10" Joist
14" x 10" Joist	14" x 10" Joist
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28" x 10" Joist	28" x 10" Joist
30" x 10" Joist	30" x 10" Joist
32" x 10" Joist	32" x 10" Joist
34" x 10" Joist	34" x 10" Joist
36" x 10" Joist	36" x 10" Joist
38" x 10" Joist	38" x 10" Joist
40" x 10" Joist	40" x 10" Joist
42" x 10" Joist	42" x 10" Joist
44" x 10" Joist	44" x 10" Joist
46" x 10" Joist	46" x 10" Joist
48" x 10" Joist	48" x 10" Joist
50" x 10" Joist	50" x 10" Joist
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60" x 10" Joist	60" x 10" Joist
62" x 10" Joist	62" x 10" Joist
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66" x 10" Joist	66" x 10" Joist
68" x 10" Joist	68" x 10" Joist
70" x 10" Joist	70" x 10" Joist
72" x 10" Joist	72" x 10" Joist
74" x 10" Joist	74" x 10" Joist
76" x 10" Joist	76" x 10" Joist
78" x 10" Joist	78" x 10" Joist
80" x 10" Joist	80" x 10" Joist
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98" x 10" Joist	98" x 10" Joist
100" x 10" Joist	100" x 10" Joist

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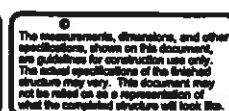
NORTH
C142-A
ELE-1
INVENTION-HOMES
VOLANTE

VILLAGE AT VOLANTE PHS 2
16308 JACKSON ST.
VOLANTE, TX

Proj. No.:
2066
 Lot: **16**
 Job No.:
0274
 Bk: **A**
 Sect:

David Weekley Homes
 Date: _____
 Scale: **3/32" = 1'-0"**
 Rev. _____

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the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 12.5 million, and the number of people aged 75 and over has increased from 4.5 million to 6.5 million (Office for National Statistics 2000). The number of people aged 65 and over is projected to increase to 15.5 million by 2020, and the number of people aged 75 and over to 8.5 million (Office for National Statistics 2000). The increase in the number of people aged 65 and over is expected to be due to a combination of factors, including a decline in the birth rate, a decline in the death rate, and a decline in the rate of emigration.

The increase in the number of people aged 65 and over is expected to have a significant impact on the UK's health and social care system. The number of people aged 65 and over who are in need of health and social care services is expected to increase from 1.5 million in 1990 to 2.5 million in 2020 (Office for National Statistics 2000). This increase is expected to be due to a combination of factors, including a decline in the birth rate, a decline in the death rate, and a decline in the rate of emigration.

The increase in the number of people aged 65 and over is expected to have a significant impact on the UK's health and social care system. The number of people aged 65 and over who are in need of health and social care services is expected to increase from 1.5 million in 1990 to 2.5 million in 2020 (Office for National Statistics 2000). This increase is expected to be due to a combination of factors, including a decline in the birth rate, a decline in the death rate, and a decline in the rate of emigration.

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